



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, May 25, 2005

9:00 a.m.
City Council Chambers
Room 205
City Hall

801 North First Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **May 25, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

- a. The projects being considered are located on the eastside of Cypress Avenue, approximately 260 feet southerly of Stevens Creek Boulevard (332 South Cypress Avenue) in the A(PD) Planned Development Zoning District on a .23 gross acre site (Mirzadegan Abdy Et Al, Owner; Mr Abdy Mirzadegan, Developer). Council District 1. SNI: None. CEQA: Mitigated Negative Declaration. **DEFER TO 6/8/05**
 - 1. **PD05-012. Planned Development Permit** to demolish an existing house and to construct 4 single-family detached residential units.
 - 2. **PT05-017. Planned Tentative Map Permit** to subdivide one parcel into five lots for residential uses on a 0.23 gross acre site

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **H 05-017. Site Development Permit** request to allow the addition of a new storage enclosure area and storage tanks and associated equipment at an existing industrial park facility on a 5.4 gross acre site in the IP Industrial Park Zoning District, located on the northwest side of Junction Avenue, approximately 450 feet westerly of Trimble Road (2581 JUNCTION AV) (Realty Associates Fund Iii Lp, Owner). Council District 4. SNI: None. CEQA: Exempt.
- b. **TR05-031. Tree Removal Permit** to remove two (2) Monterey Pine trees 64 and 112 inches in circumference on a 0.20 gross acre site in the R-1-5 Single-Family Residence Zoning District, located on the southwest corner of Pebbletree Way and Olstad Court (4129 Timberline Dr) (Stephen and Patricia Salazar, Owners). Council District 8. CEQA: Exempt.

- c. **HA94-042-01. Site Development Permit Amendment** request to allow the conversion of an existing garage into habitable space and replace 2 existing parking spaces with open parking spaces for an existing duplex on a 0.34 gross acre site in the R-2 Two-Family Residence Zoning District, located on the east side of Union Avenue approximately 700 feet northerly of Bascom Avenue (2536 UNION AV) (Camargo Maribel M Et Al, Owner). Council District 9. SNI: None. CEQA: Exempt.
- d. **SF05-005. Single Family House Permit** to allow a first floor addition of 592 square feet and a second floor addition of 1507 square feet to an existing one-story single-family detached residence on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1039 Clintonia Avenue (Justi Christopher And Curtiss Sherree Trust, Owner). Council District 6. SNI: None. CEQA: Exempt.
- e. **H05-014. Site Development Permit** to construct a 2,544-square-foot addition to an existing 6,411 square foot building; remove three small existing buildings; and allow related waterproofing and landscaping on a 6.9 gross acres site in the DC Downtown Primary Commercial Zoning District, located at the northeast corner of Park Avenue and Almaden Blvd (104 Park Center Plaza) (Divco west, Charles Noll, Owner). Council District 3. SNI: None. CEQA: Exempt.
- f. **TR05-041. Tree Removal Permit** to allow the previous unpermitted removal of one tree of unknown species measuring approximately 82 inches in circumference on a 0.2 gross acre site in the R-M Multiple Residence Zoning District, located on the west side of North Eleventh Street, approximately 300 feet northerly of East Santa Clara Street (55 N 11TH ST) (Le Lamson and Lam Bich N, Owner). Council District 3. CEQA: Exempt.
- g. **PD04-079. Planned Development Permit** to construct 10 single-family attached residences on a 0.47 gross acre site in the A(PD) Planned Development Zoning District, located at the northwest corner of Almaden Avenue and West Virginia Street (777 Almaden Avenue) (Lucia Wu, Owner). Council District 3. SNI: Washington. CEQA: Mitigated Negative Declaration.
- h. **TR05-032. Tree Removal Permit** to remove one Pine tree 76 inches in circumference on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of Blossom Avenue, approximately 150 feet south of Blossom Hill Road (5619 Blossom Avenue) (Tam Eugenia Y Trustee, Owner). Council District 10. CEQA: Exempt.
- i. **PD05-020. Planned Development Permit** to co-locate (6) six panel antennas wireless communication antennas on top of an existing 101 foot tall PG&E utility tower on a 2.85 gross acre site in the A(PD) Planned Development Zoning District, located on the southside of Yerba Buena Road across from Rexwood Court (4040 SILVER CREEK RD) (Pacific Gas And Electric Co, Owner). Council District 8. SNI: None. CEQA: Exempt

- j. **SPA00-016-01. Special Use Permit Amendment** to extend the time limit (an additional five years) of a previously approved temporary festival at an existing religious assembly site of 5.4 gross acres in the R-1-8 Single-Family Residence Zoning District, located at/on the southeast corner of Curtner and Booksin Avenues (2278 BOOKSIN AV) (Roman Catholic Welfare Corp Of San Jose, Owner). Council District 6. SNI: None. CEQA: Exempt.
- k. The projects being considered are located at the southeast corner of South 2nd Street and East Virginia Street (822 S 2nd Street), in the CN Neighborhood Commercial Zoning District (Virginia Street Investors, Owner/Developer). Council District 3. SNI: Spartan/Keyes. CEQA: Mitigated Negative Declaration.
 - 1. **PD04-075. Planned Development Permit** to construct 10 single-family attached residences on a 0.4 gross acre site.
 - 2. **PT04-096. Planned Tentative Map Permit** to subdivide one parcel into 10 lots for single-family attached residential uses on a 0.4 gross acre site. **DEFER TO 6/8/05**
- l. The projects being considered are located at the northeast corner of Bonita Avenue and Sunny Court (370 BONITA AV), in the A(PD) Planned Development Zoning District (Sorrento Lactalis Inc., Owner; KB Home South Bay, Inc. Steven Bull, Developer). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Mitigated Negative Declaration.
 - 1. **PD05-006. Planned Development Permit** to construct 80 single-family detached residences on a 7.69 gross acre site.
 - 2. **PT05-003. Planned Tentative Map Permit** to subdivide 8 parcels into 80 lots for single-family detached residential uses on a 7.69 gross acre site. **DEFER TO 6/8/05**

The consent calendar is now closed.

3. PUBLIC HEARING

None

This concludes the Planning Director's Hearing for May 25, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/index.htm>
PUBLIC INFORMATION COUNTER
(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
PLANNING DIRECTOR'S HEARING**

Synopsis of Staff Recommendations

May 18, 2005

PUBLIC HEARINGS

1. DEFERRALS

None

2. CONSENT CALENDAR

- | | |
|-------------------------|-----------------|
| a. TR05-035 | APPROVED |
| b. H05-008 | APPROVED |
| c. TR05-017 | APPROVED |
| d. PD05-023 | APPROVED |
| e. TR05-037 | APPROVED |
| f. PDA94-023-01 | APPROVED |
| g. TR05-034 | APPROVED |
| h. PD 05-019 | APPROVED |
| i. TR05-033 | APPROVED |
| j. PDA 94-052-06 | APPROVED |
| k.1 PD 05-011 | APPROVED |
| k.2 PT 05-009 | APPROVED |

3. PUBLIC HEARING

None